

COUNCIL MEETING MINUTES

April 28, 2020

The Minutes of the City Council Meeting held on April 28, 2020 at 7:00 p.m. in the Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	D. Boag, General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	D. Pollock, General Manager Engineering Services
Councillor C. Meadus	C. Crabtree, Acting General Manager Corporate Services
Councillor G. Robson	S. Nichols, Corporate Officer
Councillor R. Svendsen	T. Thompson, Chief Financial Officer
Councillor A. Yousef	<i>Other Staff as Required</i>
	L. Benson, Senior Policy and Sustainability Analyst
	S. Cote-Rolvink, Chief Building Official
	C. Goddard, Director of Planning
	M. Lewis, Executive Director of Human Resources
	M. McMullen, Manager of Development & Environmental Services
	M. Orsetti, Director of Bylaw & Licensing Services

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

Note: Due to the COVID-19 pandemic, Council members participated electronically.

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

Addition to Item 704 – items to be released from Closed Council Status; and, Withdrawal of the following items

- **Item 1006: 2015-318-RZ, 11650 224 Street Adoption of Maple Ridge Official Community Plan Amending Bylaw No. 7329-2017 and Maple Ridge Zone Amending Bylaw no. 7198-2015**
- **Item 1008: Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw NO. 7632-2020**
- **Item 1102: 2015-318-DP/DVP, 11650 224 Street**

300 ***APPROVAL OF THE AGENDA***

R/2020-148

It was moved and seconded

That the agenda of the Regular Council Meeting of April 28, 2020 be amended with the addition of an item to Item 704 Release of Items from Closed and the withdrawal of Item 1006 2015-318-RZ, 11650 224 Street, Item 1008 Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw and Item 1102 2015-318-DP/DVP, 11650 224 Street; and,

That the agenda as amended be approved.

CARRIED

400 ***ADOPTION AND RECEIPT OF MINUTES***

401 Minutes of the Regular Council Meeting of April 14, 2020

R/2020-149

It was moved and seconded

That the minutes of the Regular Council Meeting of April 14, 2020 be adopted as amended by adding that Councillor Duncan was absent at the start of the meeting “due to technical difficulties” to the Note of the minutes.

CARRIED

402 Report of the Public Hearing of April 21, 2020

R/2020-150

It was moved and seconded

That the report of the Public Hearing of April 21, 2020 be adopted as circulated.

CARRIED

500 ***PRESENTATIONS AT THE REQUEST OF COUNCIL*** – Nil

600 ***DELEGATIONS*** – Nil

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of

- April 9, 2020
- April 15, 2020
- April 23, 2020

701.2 Minutes of Meetings of Committees and Commissions of Council

- Social Policy Advisory Committee – January 8, 2020
- Agricultural Advisory Committee – January 30, 2020
- Public Art Steering Committee – February 6, 2020
- Environmental Advisory Committee – February 12, 2020
- Advisory Design Panel – March 18, 2020

702 **Reports**

702.1 **Disbursements for the month ended March 31, 2020**

Staff report dated April 28, 2020 providing information on Disbursements for the month ended March 31, 2020.

703 **Correspondence** – Nil

704 **Release of Items from Closed Council Status**

1. *From the July 2, 2019 Closed Council Meeting*

Item 04.02 Silver Valley Pump Station: Sale of City Land & Acquisition Update

2. *From the July 23, 2019 Closed Council Meeting*

Item 04.01 - *Request for Expressions of Interest Outcomes and Other Affordable Housing Development Partnership Considerations*

That staff be directed to convene a mapping exercise to identify key existing support services and identify service gaps in the City, in order to advance the work with BC Housing and the Fraser Health Authority and to inform the evaluation of Request For Expression of Interest submissions, the funding for which should not exceed \$80,000 and should be drawn from the Community Safety Plan Reserve Fund.

705 **Recommendation to Receive Items on Consent**

R/2020-151

It was moved and seconded

That items on the “Items for Consent” agenda be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS***

Note: Item 801 was forwarded at the January 14, 2020 Council Workshop Meeting

801 **Access Management Policy 9.14**

Staff report dated April 28, 2020 recommending that Access Management Policy 9.14 to designate major and minor arterial roadways and identify when access can be considered and when alternative access will be required be adopted.

R/2020-152

Moved and seconded

That Access Management Policy 9.14 be adopted.

CARRIED

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Note Items 1001 to 1005 are from the April 21, 2020 Public Hearing

Bylaws for Third Reading

1001 **2014-069-RZ, 20894 Lougheed Highway**

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7118-2014**

Official Community Plan amendment to re-designate land use from Urban Residential and Conservation to Commercial and Conservation to allow the proposed CS-1 (Service Commercial) zoning and to adjust the Conservation boundary.

R/2020-153

Moved and seconded

That Official Community Plan Amending Bylaw No. 7118-2014 be given third reading.

CARRIED

1001.2 Maple Ridge Zone Amending Bylaw No. 7119-2014

To rezone from RS-1 (One Family Urban Residential) to CS-1 (Service Commercial). The current application is to permit future construction of a mixed use building with five commercial lease units at ground level, and one residential unit above.

R/2020-154

Moved and seconded

That Zone Amending Bylaw No. 7119-2014 be given third reading.

CARRIED

1002 2017-262-RZ, 11060 Cameron Court

1002.1 Official Community Plan Amending Bylaw No. 7620-2020

Official Community Plan amendment to amend areas designated Low Density Residential and to adjust the Conservation boundary.

R/2020-155

Moved and seconded

That Official Community Plan Amending Bylaw No. 7620-2020 be given third reading.

CARRIED

Councillor Duncan – OPPOSED

1002.2 Maple Ridge Zone Amending Bylaw No. 7409-2017

To rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Density Bonus to allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m². The current application is to permit a future subdivision of approximately 18 lots utilizing Density Bonus provisions.

R/2020-156

Moved and seconded

That Zone Amending Bylaw No. 7409-2017 be given third reading.

CARRIED

Councillor Duncan requested that the vote on the question for Item 1002.2 be recalled as she had voted on the incorrect item.

Council by majority consent recalled the vote on the question.

R/2020-157

Moved and seconded

That Zone Amending Bylaw No. 7409-2017 be given third reading.

CARRIED

Councillor Duncan – OPPOSED

1003 **2018-159-RZ, 24331 110 Avenue and 24315 110 Avenue**

1003.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7624-2020**

Official Community Plan amendment to amend areas designated Low Density Residential and to adjust the Conservation boundary.

R/2020-158

Moved and seconded

That Official Community Plan Amending Bylaw No. 7624-2020 be given third reading.

CARRIED

Councillor Duncan – OPPOSED

1003.2 **Maple Ridge Zone Amending Bylaw No. 7463-2018**

To rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Density Bonus to allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m². The current application is to permit a future subdivision of approximately 19 lots utilizing Density Bonus provisions.

R/2020-159

Moved and seconded

That Zone Amending Bylaw No. 7463-2018 be given third reading.

CARRIED

Councillor Duncan – OPPOSED

1004 **2018-160-RZ, 24387 110 Avenue**

- 1004.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7625-2020**
Official Community Plan amendment to amend areas designated Low Density Residential and adjust the Conservation boundary.

R/2020-160

Moved and seconded

That Official Community Plan Amending Bylaw No. 7625-2020 be given third reading.

CARRIED

Councillor Duncan – OPPOSED

1004.2 **Maple Ridge Zone Amending Bylaw No. 7464-2018**

To rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Density Bonus to allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m². The current application is to permit a future subdivision of approximately 12 lots utilizing Density Bonus provisions.

R/2020-161

Moved and seconded

That Zone Amending Bylaw No. 7464-2018 be given third reading.

CARRIED

Councillor Duncan – OPPOSED

1005 **2019-067-RZ, 23250 Silver Valley Road and 23267 137 Avenue**

- 1005.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7554-2019**
Official Community Plan amendment to re-designate land uses to Medium Density Residential to allow for the proposed R-1 (Residential District) zoning.

R/2020-162

Moved and seconded

That Official Community Plan Amending Bylaw No. 7554-2019 be given third reading.

CARRIED

1005.2 Maple Ridge Zone Amending Bylaw No. 7547-2019

To rezone from RS-3 (One Family Rural Residential) and R-1 (Residential District) to R-1 (Residential District). The current application is to permit a future subdivision of approximately 6 lots.

R/2020-163

Moved and seconded

That Zone Amending Bylaw No. 7547-2019 be given third reading.

CARRIED

Bylaws for Adoption

1006 2015-318-RZ, 11650 224 Street

This item was removed from the agenda.

Note: Councillor Robson declared a conflict of interest and left the meeting for discussion of Item 1007 at 7:26 p.m.

1007 2017-572-RZ, 11703 Fraser Street and Lot A District Lot 398 Group 1 New Westminster District Plan EPP88989

Staff report dated April 28, 2020 recommending adoption

1007.1 Maple Ridge Official Community Plan Amending Bylaw No. 7550-2019

Official Community Plan amendment to re-designate the easterly portion of subject property (11703 Fraser Street) from Ground-Oriented Multi-Family to Low-Rise Apartment.

R/2020-164

Moved and seconded

That Official Community Plan Amending Bylaw No. 7550-2019 be adopted.

CARRIED

1007.2 Maple Ridge Zone Amending Bylaw No. 7422-2018

To rezone the easterly portion of the subject property from RM-1 (Townhouse Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of a 57 unit apartment building with underground parking.
Adoption

R/2020-165

Moved and seconded

That Zone Amending Bylaw No. 7422-2018 be adopted.

CARRIED

Note: Councillor Robson returned to the meeting at 7:28 p.m.

1008 **Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7632-2020**

This item was removed from the agenda.

1009 **Maple Ridge Revenue Anticipation Borrowing Bylaw No. 7633-2020**

To allow the City of Maple Ridge to access temporary funds to meet financial obligations in the event of unanticipated delays in receiving revenues and property taxes.

R/2020-166

Moved and seconded

That Revenue Anticipation Borrowing Bylaw No. 7633-2020 be adopted.

CARRIED

1010 **Maple Ridge Sign Bylaw No. 7630-2020**

To regulate signs within the City of Maple Ridge.

R/2020-167

Moved and seconded

That Sign Bylaw No. 7630-2020 be adopted.

CARRIED

1011 **Maple Ridge Bylaw Notice Enforcement Bylaw No. 7626-2020**

To allow the City of Maple Ridge staff to issue tickets more efficiently and address disputes in a fair and equitable manner.

R/2020-168

Moved and seconded

That Bylaw Notice Enforcement Bylaw No. 7626-2020 be adopted.

CARRIED

Councillor Duncan – OPPOSED

- 1012 **Maple Ridge 20300 Block Hampton Street Extension Bylaw No. 7616-2020**
To establish a Local Area Service for 20300 Block Hampton Street
Extension.

R/2020-169

Moved and seconded

**That 20300 Block Hampton Street Extension Bylaw No. 7616-2020 be
adopted.**

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

- 1101 **2020-010-RZ, 12386 Dawson Place and 12397 Laity Street, RS-1 to R-1
and RS-1b**

Staff report dated April 21, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7617-2020 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) and RS-1b (One Family Urban [Medium Density] Residential) to permit a future subdivision of approximately nine single family lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

R/2020-170

Moved and seconded

- 1. That Zone Amending Bylaw No. 7617-2020 be given first reading; and**
- 2. That the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.**

CARRIED

- 1102 **2015-318-DP/DVP, 11650 224 Street**

Note: Item 1102 has been withdrawn. Awaiting applicant completion of Rezoning and Development Permit issuance conditions.

1103 2017-572-DP/DVP, 11703 Fraser Street

Staff report dated April 21, 2020 recommending that the Corporate Officer be authorized to sign and seal 2017-572-DVP to provide property line, building height and retaining wall height variances and that the Corporate Officer be authorized to sign and seal 2017-572-DP to permit construction of a five-storey residential apartment building.

The Corporate Officer advised that 19 notices were mailed in relation to this application and no correspondence was received in response.

R/2020-171

Moved and seconded

- 1. That the Corporate Officer be authorized to sign and seal 2017-572-DVP respecting the property located at 11703 Fraser Street; and**
- 2. That the Corporate Officer be authorized to sign and seal 2017-572-DP respecting the property located at 11703 Fraser Street.**

CARRIED

Corporate Services

Note: Item 1131 was forwarded from the April 7, 2020 Committee of the Whole Meeting

1131 Council Conduct Bylaw No. 7637-2020

Staff report dated April 28, 2020 recommending that Council Conduct Bylaw No. 7637-2020 be given first, second and third readings.

The Senior Policy and Sustainability Analyst provided a summary presentation on the development timeline, purpose and complaint process contained in the proposed bylaw. Staff responded to questions from Council.

Note: Councillor Meadus left the meeting at 8:52 p.m. due to technical difficulty. The Mayor paused the discussion to allow the technical issue to be dealt with. Councillor Meadus returned to the meeting at 8:55 p.m.

R/2020-172

Moved and seconded

That Council Conduct Bylaw No. 7637-2020 be given first, second and third readings.

CARRIED

Councilor Duncan, Councillor Robson and Councillor Yousef – OPPOSED

Parks, Recreation & Culture

Note: Councillor Yousef left the meeting at 9:39 p.m.

1151 Albion Community Centre Project and Grant Funding Update

Staff report dated April 21, 2020 recommending that detailed pricing for the construction of Phase Two of the Albion Community Centre be obtained for final consideration.

R/2020-173

Moved and seconded

That detailed pricing for the Construction of Phase Two of the Albion Community Centre be obtained and brought back to Council for consideration.

CARRIED

Note: Councillor Duncan left the meeting for discussion of Items 1152 and 1153 at 9:41 p.m. due to a conflict of interest as she lives in the vicinity of the tennis courts.

Amended as per the
May 12, 2020
Council Meeting

1152 Thomas Haney Secondary School Tennis Courts Renovation - Construction Agreement

Staff report dated April 21, 2020 recommending that the draft Construction Agreement for Thomas Haney Secondary School Tennis Courts be approved in principle and that the Corporate Officer be authorized to execute the finalized agreement.

R/2020-174

Moved and seconded

That the draft Construction Agreement for Thomas Haney Secondary School Tennis Courts be approved in principle; and

That the Corporate Officer be authorized to execute the finalized agreement.

CARRIED

1153 Thomas Haney Tennis Court Surface Restoration - Award of Contract

Staff report dated April 21, 2020 recommending that Contract ITT-PL20-12: Tennis Court Surface Restoration at Thomas Haney Secondary School be awarded to Action Holdings T/A Custom Blacktop Co., that a contingency be authorized and that the Corporate Officer be authorized to execute the contract.

R/2020-175

Moved and seconded

That Contract ITT-PL20-12: Tennis Courts Restoration at Thomas Haney Secondary School be awarded to Action Holdings T/A Custom Blacktop Co. for a total contract amount of \$169,875.00 excluding taxes, plus a contingency of \$17,000 be authorized; and

That the Corporate Officer be authorized to execute the contract.

CARRIED

Councillor Robson – OPPOSED

Note: Councillor Duncan returned to the meeting at 9:42 p.m.

Note: Councillor Yousef returned to the meeting at 9:45 p.m.

1154 Southwest Haney Park: Neighbourhood Park Construction - Award of Contract

Staff report dated April 21, 2020 recommending that Contract ITT-PL20-09: SW Haney Park: Neighbourhood Park Construction be awarded to Cedar Crest Lands (BC) Ltd. that a contingency be authorized, that the next Financial Plan be amended to include remaining site remediation costs, and that the Corporate Officer be authorized to execute the contract.

R/2020-176

Moved and seconded

That Contract ITT-PL20-09: SW Haney Park: Neighbourhood Park Construction be awarded to Cedar Crest Lands (BC) Ltd. for a total contract amount of \$397,000.00 excluding taxes, and a contingency of \$20,000 be authorized; and

That the next Financial Plan be amended to include \$130,000.00 from Accumulated Surplus for the remaining site remediation costs; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

Administration (including Fire and Police) – Nil

Other Committee Issues – Nil

1200 **STAFF REPORTS**

1201 **Golden Ears Curling Facility Chiller Replacement – Award of Contract**

Staff report dated April 28, 2020 recommending that the contract for the Golden Ears Curling facility chiller replacement be awarded to Fraser Valley Refrigeration, that a contingency be established for the project and that the Corporate Officer be authorized to execute the contract.

R/2020-177

Moved and seconded

That the Contract for the Golden Ears Curling facility chiller replacement be awarded to Fraser Valley Refrigeration in the amount of \$222,162.00 plus taxes; and

That a contingency of \$45,000.00 be established for this project; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

1202 **Financial Plan and Property Taxes Update**

The Chief Financial Officer provided a summary presentation and responded to questions from Council.

1202.1 **2020-2024 Financial Plan Amending Bylaw**

Staff report dated April 28, 2020 recommending that Maple Ridge 2020-2024 Financial Plan Amending Bylaw No. 7639-2020 be given first, second and third readings.

R/2020-178

Moved and seconded

That Items 1202.1, 1202.2 and 1202.3 be considered concurrently as opposed to separately.

CARRIED

R/2020-179

Moved and seconded

That 2020-2024 Financial Plan Amending Bylaw No. 7639-2020 be given first, second and third readings; and

That 2020 Property Tax Rates Bylaw No. 7640-2020 be given first, second and third readings; and further

That 2020 Property Tax Penalty Date Bylaw No. 7642-2020 be given first, second and third readings.

CARRIED

1300 *OTHER MATTERS DEEMED EXPEDIENT*

1400 *PUBLIC QUESTION PERIOD*

There were no speakers on line for public question period.

1500 *MAYOR AND COUNCILLORS' REPORTS*

The Mayor and Council members provided their reports on activities participated in during the past few weeks.

Note: The Mayor re-opened the Public Question Period at 10:34 p.m.

There were two speakers who questioned the content and timing of the Council Conduct Bylaw.

1600 *NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS* – Nil

1700 *ADJOURNMENT* – 10:47 p.m.

Certified Correct

M. Morden, Mayor

S. Nichols, Corporate Officer